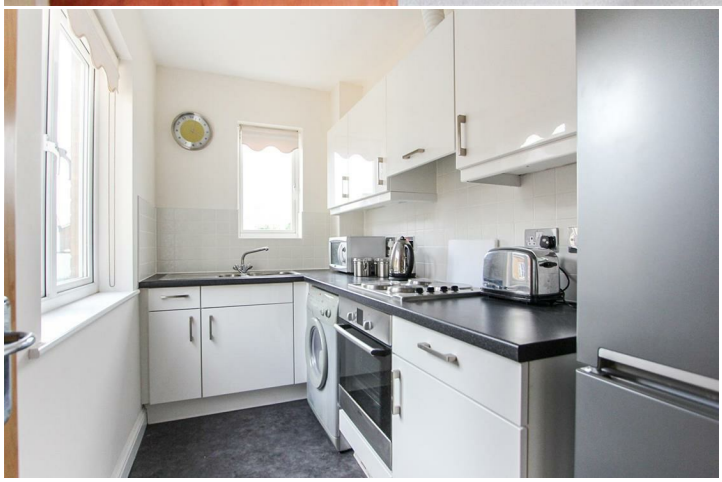
Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



# Tankerton, Whitstable

**£275,000** Leasehold

...for Coastal, Country & City living.

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# Tankerton, Whitstable

## Apartment 23 Copperas Court, 169 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2BY

A purpose built first floor apartment, forming part of a desirable development situated in a convenient central Tankerton location, moments from the seafront (160 metres) and within close proximity of shops and amenities on Tankerton Road, bus routes and one mile from Whitstable mainline station.

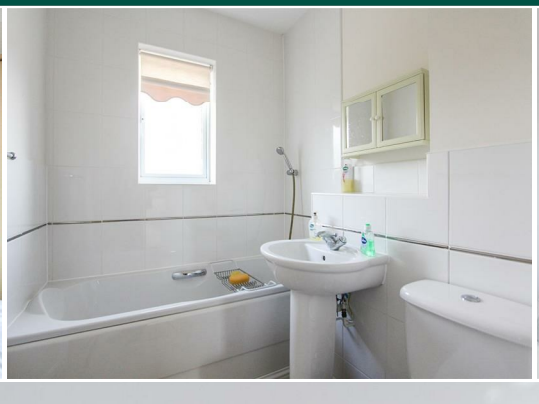
The smartly presented and comfortably proportioned accommodation is arranged to provide an entrance hall, living room, a smartly fitted kitchen, two bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The property benefits from one allocated parking space located to the rear of the building and accessed via Tankerton Road. Remainder of a 189 year lease created in 2003. No onward chain.

**Location**
Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The popular town of Whitstable is approximately one mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

**Accommodation**
The accommodation and approximate measurements are:

- **Entrance Hall**
- **Living Room**
  16'2" x 14'0" (4.93m x 4.27m)
  at maximum points.
- **Kitchen**
  10'8" x 5'5" (3.25m x 1.65m)
  at maximum points.
- **Bedroom 1**
  12'4" x 8'8" (3.75m x 2.63m)
  at maximum points.
- **En-Suite Shower Room**
- **Bedroom 2**
  12'4" x 6'7" (3.75m x 2.01m)
- **Bathroom**



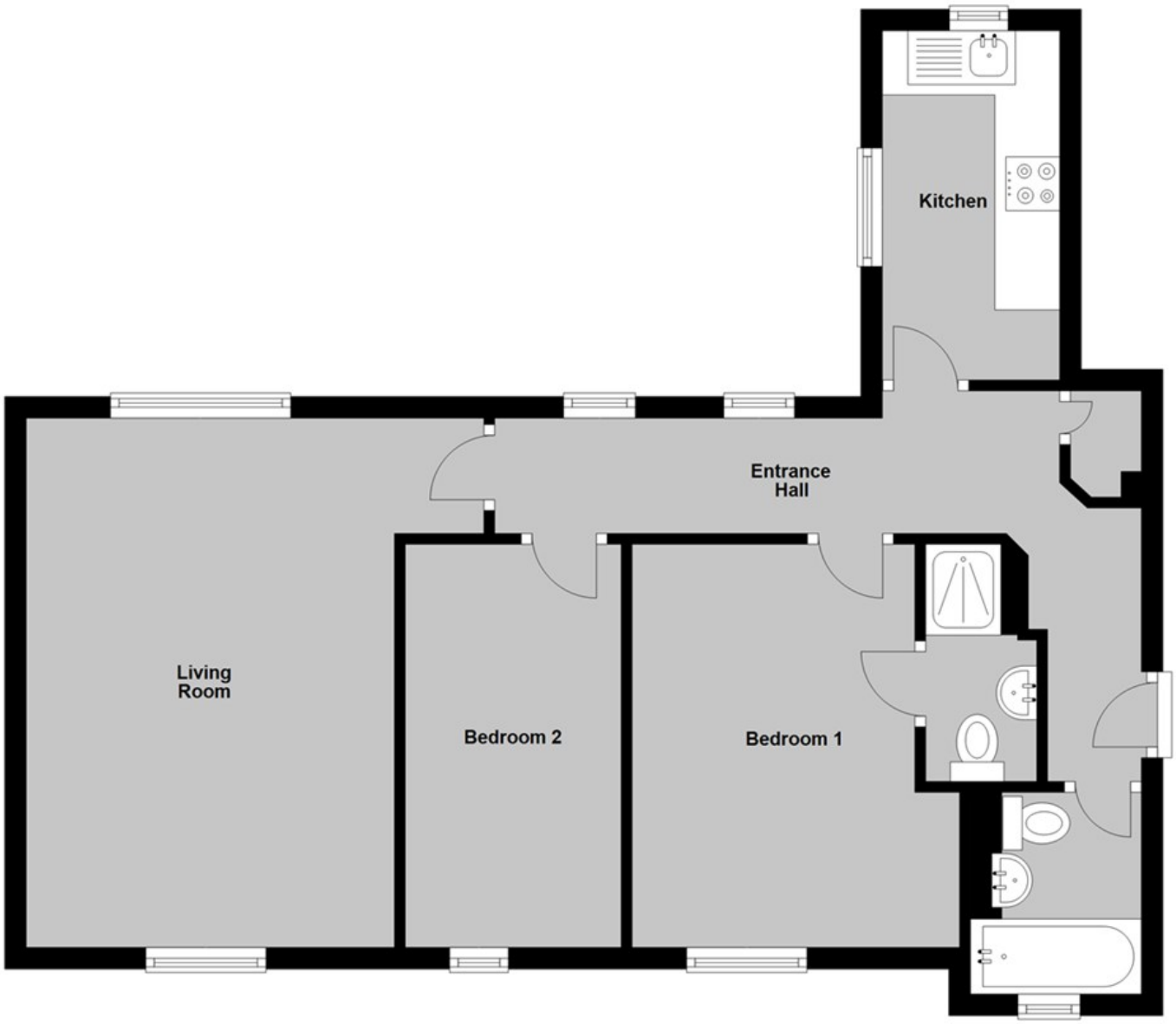
**Lease**
The property will be sold with the remainder of a 189 year lease (less 3 days) from 25th December 2003 (subject to confirmation from the vendor's solicitor).

**Service/Maintenance Charge**
The annual service charge for 2022/2023 is £861.66 (subject to confirmation from the vendor's solicitor).

**Ground Rent**
Peppercorn ground rent, if demanded (subject to confirmation from vendor's solicitor).

## First Floor

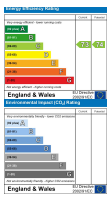
Approx. 58.1 sq. metres (625.1 sq. feet)




Total area: approx. 58.1 sq. metres (625.1 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2022/2023 is £1,1,553.93.

*Viewing:* STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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